

5.7 LAND USE

This section discusses existing land uses and potential land use impacts associated with the Palomar Energy Project. Because the power plant site and all project linear facilities are within the City of Escondido, the section focuses on the proposed project's relationship to existing land uses and zoning within the City's planning area, as well as the goals, policies, and requirements of the City's General Plan, the Specific Plan for the project area, and the City's Zoning Code.

5.7.1 Affected Environment

5.7.1.1 Regional Setting

The City of Escondido is a growing community of approximately 128,000 people. Like much of northern San Diego County, Escondido and the nearby communities of San Marcos and Vista, have been transformed in the last few decades from rural agricultural communities into suburban communities of small businesses and residences.

San Diego County covers approximately 4,255 square miles - 65 miles from north to south and 86 miles from east to west (County of San Diego Internet site, June 2001). San Diego's North County area encompasses nearly 2,000 square miles of often rugged terrain that is home to 19 communities. It includes coastal communities such as Carlsbad, Del Mar, Encinitas, and Oceanside, and inland communities such as Escondido, San Marcos, Vista Fallbrook, Carmel Mountain, Poway, Rancho Bernardo, and Rancho Penasquitos.

Two major transportation corridors, Interstate 15 (I-15) and State Highway 78 (Highway 78) serve the Escondido area. I-15 runs north-south through the urbanized core of the community, while Highway 78 runs east-west through the center of Escondido. There is considerable industrial and commercial development along the I-15 and Highway 78 corridors. The Palomar project site is located south and west of the intersection of I-15 and Highway 78, and is on the southwestern fringe of this industrial/commercial area of the city.

5.7.1.2 City of Escondido

The economic base of the City of Escondido is linked to the greater San Diego area, with a concentration of small businesses that provide goods and services to larger firms in the region. The City's General Plan envisions the community identity of Escondido as a regional cultural, commercial, and transportation center for north San Diego County (City of Escondido, 1990).

The Palomar Energy site is in the Quail Hills Specific Planning Area (SPA). This SPA is being retitled the Escondido Research and Technology Center SPA, as discussed below. The SPA is at the perimeter of the urbanized core of the City of Escondido, where land use transitions to rural/semi-rural. Development of the SPA is seen as a key component of the City's future economic development. The General Plan's objective for development of the SPA is a "high quality industrial park, encouraging clean industrial uses to expand Escondido's industrial and employment base" (City of Escondido 1990).

The current Quail Hills Specific Plan, adopted in 1988, indicates industrial development as the primary use, with two small areas devoted to commercial use, and one area to office only (City of Escondido, 1988). The existing Quail Hills Specific Plan will be superseded by the Escondido Research and Technology Center Specific Plan, which is currently in the City of Escondido's review and approval process. The Escondido Research and Technology Center Specific Plan will guide development of the industrial park within which the Palomar Energy site is located. The new Specific Plan identifies the Palomar project as one of two potential alternative uses for Planning Area 1 of eight planning areas in the industrial park (Planning Systems, 2001). As described in the Escondido Research and Technology Center Specific Plan, the other alternative use is light industrial, with the decision being at the sole discretion of the developer of the industrial park.

Surrounding the urbanized core of Escondido are what the General Plan terms "developing areas" and "perimeter areas" of the community. The General Plan envisions largely residential development of the vacant and underdeveloped properties in the "developing area". Escondido's natural setting limits the potential for urban sprawl of the "perimeter areas" of the community. However, because of concerns about hillside and ridgeline development, the General Plan emphasizes protection of ridgelines, steep slopes, and environmentally sensitive areas, and establishes rural land use designations to support these goals (City of Escondido, 1990).

5.7.1.3 City of Escondido General Plan

The City's General Plan, adopted in 1990 and amended over 20 times since, is a statement of long-range public policy to guide uses of both public and private lands within Escondido's boundaries. The General Plan includes a set of 12 overall goals and objectives for the future of the community. A number of these goals are relevant to the Palomar Energy Project and are summarized below.

- Goal 5: Encourage more high quality industrial, retail, manufacturing and service-oriented businesses that create and maintain a strong economic base and provide an environment for the full employment of a diverse set of skills.

Among the objectives associated with this goal as it relates to the industrial sector is "to value high technology, research and development, and various industrial uses as important integral parts of a sustainable economic base."

- Goal 8: Preserve Escondido's natural and scenic resources

Among the objectives associated with this goal are to "participate in efforts to attain state and federal air quality standards" and "to protect existing terrain, steep slopes, floodways, habitat areas and ridge lines, and to minimize visual impacts."

- Goal 11: Provide a safe and healthy environment for all Escondido residents

Relevant objectives include grading, drainage, and erosion control standards that “control surface runoff associated with new development while preserving natural resources”, and “participate in local and regional programs to meet state and federal air quality standards.”

5.7.1.4 Land Use Study Area

CEC guidelines call for discussion of land uses within one mile of the plant site and 0.25 mile of linear facilities. The one-mile radius around the Palomar site also encompasses the area within 0.25 miles of the project’s primary linear feature, the water supply and wastewater return pipelines, which will be routed side by side. The route of the natural gas pipeline that will be upgraded in central Escondido extends the overall study area approximately 0.25 mile further to the east.

The study area includes portions of several “neighborhoods” as defined in the City of Escondido General Plan. The General Plan divides the incorporated City into 21 “neighborhoods”, encompassing the full range of land uses (industrial, residential, commercial, etc.). As shown on Figure 5.7-1, most of the land use study area is within the Vineyard neighborhood. The study area also includes small portions of the West Ridge, Central, Felicita and Country Club neighborhoods. Figure 5.7-1 also shows the General Plan’s land use designations for the study area. Figure 5.7-2 shows the City of Escondido’s current zoning designations within the study area. Table 5.7-1 defines the City’s General Plan land use designations within the study area and summarizes their application. Table 5.7-2 summarizes the applicable City zoning designations within the study area, and summarizes their purpose.

The Vineyard neighborhood includes the Palomar site and the water/wastewater pipelines route, and encompasses most of the land within a one-mile radius of the site. Existing land uses in this area are primarily industrial, with some commercial and multi-family residential uses in the southeastern portion of the area. Additional light industrial development has continued in the past year in the industrial park area east and southeast of the Palomar site. There also are several industrial buildings (totaling approximately 200,000 square feet), approved along Enterprise Street and Harmony Grove Road about 0.3 miles south of the proposed project site (Martin 2001).

Figure 5.7-1 Escondido General Plan Neighborhood and Land Use Designations

Figure 5.7-2 Current Zoning of Land Use Study Area

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Table 5.7-1 City of Escondido General Plan Land Use Designations

Land Use Designation	Definition and Application
SP	<u>Specific Planning Area</u> . Applies to areas that require submittal of specific plans prior to development. Permitted land use based on location, intended land use and building intensity, and development concept.
GI	<u>General Industrial</u> . Properties within this planning area must prepare a comprehensive planning report which addresses: <ul style="list-style-type: none">• Visual screening - Ensures maintenance of the area's aesthetic attributes and compatibility of proposed developments with surrounding land uses.• Grading - Specific grading standards and criteria are to be developed to avoid visual impacts.• Riparian Area - Provisions for enhancement and incorporation of this natural resource in development plans are required to ensure preservation of riparian habitat.• Proposed development standards – Encourages construction of attractive structures and landscape features to maintain aesthetic attributes.
LI	<u>Light Industrial</u> . Applies to industries that generate moderate daytime and minimum nighttime noise levels and require limited or no outside storage. Development in this area have stricter standards for building architecture, landscaping, screening of outside storage, or open land use. Permitted uses include, but not limited to: <ul style="list-style-type: none">• Primary: Manufacturing, warehouse and distribution, assembling, and wholesaling.• Secondary: Lighter industrial and office type uses that can comply with stricter development requirements of Light Industrial (M1) and Industrial Park (IP) areas.
E	<u>Estate (Large lot residential)</u> . Applies to single-family homes on large lots located in transitional areas between more intensive urban development and rural areas. Minimum allowable lot size for Estate I is 40,000 ft ² for Estate II 20,000 ft ² . Maximum developments are subject to the following slope categories calculations: <ul style="list-style-type: none">• 0-25% 2 dwelling units per 1 acre• 25-35% 1 dwelling unit per 1 acre• 35+% 1 dwelling unit per 20 acres
PC	<u>Planned Commercial</u> . Applies to areas planned for commercial development.
U	<u>Urban Residential</u> . Applies to areas characterized by detached single-family homes. Other permitted developments include mobile homes, patio homes, and zero-lot-line. Minimum parcel size is 6,000 ft ² .
R	<u>Rural</u> . This residential classification applies to areas that are not intended to receive substantial urban services; that are distant from the developed valley floor; or that are steep (generally over 25 percent slope) or contain sensitive natural resources.
P	<u>Public Lands</u> . Applies to areas characterized by public lands and/or parks.

Source: City of Escondido, General Plan, 1990.

Table 5.7-2 Zoning Districts within the Study Area

Zoning District	Zoning Description and Purpose
S-P	<u>Specific Plan</u> . A zone that corresponds to the “Specific Planning Area” (SPA) land use designation of the City’s General Plan; reserved for large areas of land with unique physical and/or topographical features. A separate “Specific Plan” text, with customized development standards approved by the City Council, guides development within the zone.
M-1	<u>Light Industrial</u> . To provide sites for light manufacturing firms engaged in processing, assembling, manufacturing, warehousing and storage, research and development; and for incidental services facilities and public facilities to serve the manufacturing area. The zone is also intended to encourage sound development by providing and protecting an environment for such development subject to regulations necessary to insure the orderly growth of the city and the protection of residential, commercial and industrial land uses from noise and other disturbances.
M-2	<u>General Industrial</u> . To encourage sound industrial development in the city by providing and protecting an environment for such development and for incidental service facilities such as restaurants, service stations and public facilities intended primarily to serve the industrial area. Also includes all uses allowed in the M-1 zone.
RE	<u>Rural Estates</u> . A zone to provide for single-family dwellings in a rural setting. Limited agricultural pursuits including the keeping of horses are allowed. Minimum lot sizes required are determined by the suffix: i.e., RE-20, 20,000 ft ² ; RE-30, 30,000 ft ² ; RE-40, 40,000 ft ² ; etc.
C-G	<u>General Commercial</u> . Established to provide for the community's general commercial needs. This zone is used for areas outside the Central Business District where a wide range of retail and service establishments are needed to accommodate the surrounding community.
R-1	<u>Single-Family Residential</u> . A zone designed to provide for single-family dwellings and related accessory uses exclusively. Minimum lot sizes required are determined by the suffix. They range from 6,000 ft ² (R-1-6) to 20,000 ft ² (R-1-20).
R-2	<u>Light Multiple Residential</u> . A zone designed for apartments in low height, low density residential areas. 2,904 ft ² is required for each dwelling unit and the minimum lot size is 6,000 ft ² . Density Range: R-2-6 to R-2-15 (units per acre).
R-3	<u>Medium Multiple Residential</u> . A zone designed for low height, medium density apartment. 1,980 square feet is required for each dwelling unit and the minimum lot size is 6,000 square feet. Density Range: R-3-16 to R-3-22 (units per acre).
PD-R, PD-C	<u>Planned Development- Residential, Planned Development – Commercial</u> . To encourage the planned development of parcels sufficiently large as to permit comprehensive site planning and building design; to provide a more flexible regulatory procedure by which the basic public purposes of the Escondido General Plan and the Escondido Zoning Code may be accommodated; to encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types, etc.
OS-P	<u>Open Space – Public</u> . A zone designated for public and private uses related to open space, recreation, education and public facilities, land with unique or scenic or geologic value, as well as land requiring protection for unique or rare plant and/or animal habitat. Properties designated OS-P identify public parks with active recreational facilities.

Source: City of Escondido, 2001

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Most of the undeveloped land in the area, including the project site and immediate vicinity, is planned for industrial use. There also is a small residential area at the extreme west of this neighborhood that is zoned for large-lot residential (RE-20) use.

As shown on Figure 5.7-2, zoning in the northern portions of the Vineyard neighborhood along the Highway 78 corridor is almost exclusively M-1 (light industrial) and M-2 (general industrial). The light industrial zoning extends north of Highway 78, including a strip along the north of the Highway 78 corridor, which is part of the Country Club neighborhood. Beyond the industrial zone north of Highway 78 are residential areas, also considered part of the Country Club neighborhood. In the extreme northwest of the one-mile radius around the plant site is a small area that is within the boundaries of the City of San Marcos.

This small portion of San Marcos that is within the land use study area is characterized by light industrial and commercial uses. Residential neighborhoods lie to the north of the industrial and commercial uses.

The eastern portions of the Vineyard neighborhood, extending to I-15 on the east, are zoned and planned for continued residential and commercial uses. A small area in the extreme southeast of the one-mile radius around the project site is in residential use and is considered part of the City's Felicita neighborhood. On the east side of I-15, the study area includes a narrow, largely commercial and industrial strip of the Central neighborhood, as well as mixed industrial, commercial, and residential areas along Metcalf Street and Lincoln Avenue, which are the route of the upgraded natural gas pipeline. The area along Metcalf Street from Mission Avenue north is mostly industrial. As the route approaches Lincoln Avenue and then proceeds east on Lincoln, it passes through a residential area. The Central neighborhood is the urban core of Escondido, both historically and currently.

The West Ridge neighborhood lies west of the site. This area, while mostly within unincorporated County of San Diego land, is within the City of Escondido's Planning Area as shown in the City General Plan. Much of this area remains as vacant land with relatively steep slopes. Current use and zoning, as well as planned future uses are mostly rural and large-lot residential (RE-20 and RE-40).

5.7.1.5 Project Site and Immediate Vicinity

The proposed project site is within one of 12 designated Specific Planning Areas identified in the Land Use Element of the City of Escondido General Plan. This designation is used for areas where comprehensive planning is considered imperative (City of Escondido 1990). As shown on Figure 5.7-2, the project area also is zoned S-P (Specific Plan) according to the City's current zoning map (City of Escondido 2001a).

The proposed Palomar site is within the northwest portion of SPA #8, referred to as the Quail Hills SPA, which is being retitled as the Escondido Research and Technology Center SPA, as discussed earlier. The SPA comprises approximately 208 acres, broken down into 10

planning areas (Planning Systems, 2001). Planning Areas 1-8 encompass 186 acres and are the site of the proposed Escondido Research and Technology Center (ERTC) industrial park project; the 20-acre Palomar site is Planning Area 1. Planning Areas 9 and 10 encompass 22 acres and are residential areas that are not part of the industrial park project. The majority of the SPA is currently undeveloped land, and is bounded by existing industrial park uses to the east and semi-rural residential uses to the west. To the north is land used and designated for industrial uses. To the south of the SPA, across Harmony Grove Road are semi-rural lands designated for large-lot residential use (RE-20). Across Escondido Creek further to the southwest of the SPA, is an existing urban (more than three dwelling units per acre) residential area.

The City of Escondido's General Plan, the 1988 Quail Hills Specific Plan, and the replacement Escondido Research and Technology Center Specific Plan, all envision the SPA as an industrial park. The Escondido Research and Technology Center Specific Plan identifies a 550 MW power plant as one of two potential land use for Planning Area 1 of the SPA, with light industrial as the other potential land use. The General Plan, Specific Plans and the Palomar project's compatibility with these plans are discussed further in Section 5.7.2, Environmental Impacts.

5.7.1.6 Sensitive Land Uses in the Study Area

As existing and planned land uses in the study area are primarily industrial, there are relatively few sensitive land uses near the plant site, or along the water and gas pipeline routes. At the edge of the study area, there are two schools and one park. These are the Del Dios Middle School, which is one mile southeast of the project site, and the Little Country Preschool and an undeveloped park, which are both one mile south of the site. There are no other recreation areas within the study area. There also are no prime agricultural lands within the study area.

There are a number of residences west of the SPA, with the closest residence approximately 1,800 feet to the west of the plant site. To the southeast of the Palomar site, there is a residential area that begins about 2,800 feet from the southeastern corner of the plant site.

There are a few residences near the portion of the proposed water supply/wastewater return pipeline route as it proceeds easterly within the Harmony Grove Road right-of-way towards its terminus at Escondido Creek. These residences are clustered in the more urbanized area to the north and south of Harmony Grove Road as it nears Escondido Creek.

The natural gas pipeline segment that will be upgraded in central Escondido is located east of the junction of I-15 and Highway 78 and runs beneath a section of Metcalf Street north of Mission Avenue, and a section of Lincoln Avenue east from Metcalf. The route is located within a mixed residential, industrial, and commercial area.

5.7.2 Environmental Impacts

Palomar Energy Project land use impacts would be considered significant if the project is not in conformance with land use plans, policies, regulations or controls adopted by the City of Escondido for the purpose of avoiding or mitigating environmental impact.

5.7.2.1 Construction-Related Impacts

Palomar project construction activities will be designed to minimize interference with existing land uses in the vicinity of the project site. Direct access to the construction site will be primarily from the north, using Citracado Parkway. An initial element of industrial park development will be rough grading of Citracado Parkway south from Vineyard Avenue, so it can be used for construction access. During power plant construction, the roadway will be unpaved and not open to the public.

Construction activities will increase traffic volumes somewhat along Vineyard Avenue, which is a primary access route to the industrial areas in the Palomar site vicinity. Construction activities will temporarily increase the noise, dust, and emissions in the immediate site vicinity as a result of heavy construction equipment use. Residences along the water pipeline route, and along the natural gas pipeline upgrade route also will experience temporary traffic disruption, as well as noise, dust, and emissions from the pipeline construction. Because the pipeline work will be limited to a several-month period along their respective routes, construction activities and impacts in the immediate vicinity of a given location along the routes will be brief. These issues are addressed in Sections 5.2, Air Quality, 5.9, Noise, and 5.11, Traffic. Impacts on sensitive receptors are addressed in these sections, as appropriate.

Overall, land use impacts associated with construction activities will be insignificant due to the temporary nature of the construction process. The overall project construction period is estimated to be 21 months, with the offsite pipeline work taking a considerably shorter period of time (less than six months for the water and wastewater pipelines and less than three months for the natural gas pipeline).

5.7.2.2 Operations-Related Impacts

The Palomar Energy Project represents a long-term (30 years) commitment of the site to electric power generation. The site is located adjacent to existing and planned industrial uses, including the newly developed 49 MW CalPeak power plant adjacent to the northern boundary of the Palomar site. Elevated terrain separates the project site from residential uses in the project vicinity. This elevated terrain provides effective visual screening, as well as substantial noise attenuation. The existing industrial uses located east of the project site will be separated from the Palomar generating facilities by a combination of terrain and strategic placement of the 220-foot long, 25-foot high operations building with its architectural treatment. The project will use state-of-the-art emission control technologies, resulting in no significant air quality or public health impacts. The project has access to nearby Highway 78

without travel through residential areas. As detailed in this AFC, these and other project attributes combine to result in no significant operations-related land use impacts.

The Palomar project's linear facilities will also have no significant land use impacts. The water supply, brine return, and natural gas pipelines all will be installed below ground. Except for the segment of the water supply and brine return pipeline route that traverses the ERTC industrial park property, the various pipelines all will be installed within the rights-of-way of existing roadways.

The Palomar project will have a small operating work force of 20 people, and thus produce minimal additional traffic volumes. Because of this small work force, the Palomar project will have no significant, indirect land use impacts.

The Palomar project will be developed within the planned ERTC industrial park in an area designated for industrial land uses by the City of Escondido's land use planning documents. The overall ERTC industrial park, including a power plant land use designation for the Palomar site, is undergoing a comprehensive CEQA review, with the City of Escondido as Lead Agency.

5.7.2.3 Compatibility with Land Use Plans and Policies

The City of Escondido General Plan, last adopted in 1990, and the Quail Hills Specific Plan approved in 1988 both designate the Quail Hills SPA for industrial land use. As the Palomar project site is located within the SPA, it is evident that local land use plans have long envisioned industrial use for the project site.

Both the General Plan and the Quail Hills Specific Plan show an extension of Citracado Parkway through the entire length of the SPA in a north-south direction, west of the western boundary of the Palomar site. Both Plans call for the planned industrial uses to utilize topography and landscaping to ensure that the industrial uses are adequately screened from residential uses in the vicinity. The General Plan and Quail Hills Specific Plan both consider the drainage area running north-south through the western side of the SPA and the associated riparian area as a desirable visual amenity that should be enhanced and incorporated in future development plans.

The Palomar project is consistent with the current General Plan's Goal 5, which is to encourage industrial and other business development to create and maintain a strong economic base. As discussed throughout this AFC, the Palomar project includes extensive measures to ensure consistency with the current General Plan's Goal 8 (preserving natural and scenic resources) and Goal 11 (maintaining a safe and healthy environment). For example, the project will use state-of-the-art emissions control technologies to preserve air quality, it will use reclaimed water to conserve potable water, it will make use of a site that affords effective visual screening and noise attenuation by terrain, it will enhance the visual screening with landscaping, and it will incorporate effective noise attenuation measures in the plant design.

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Although consistent in most respects with the City of Escondido's current land use plans and requirements, both the Palomar facility and the overall ERTC industrial park within which the Palomar facility will be located, require some changes to the City's General Plan and the existing Specific Plan. Applications have been submitted for amendments to the General Plan and Quail Hills Specific Plan.

The amendment to the City of Escondido General Plan will revise provisions related to previously established Specific Planning Area #8 (the Quail Hills SPA). These will:

- Designate a power plant as an allowable use in a northeastern portion of the SPA.
- Eliminate the previously planned through-connection of Enterprise Street.
- Designate residential use for a southwestern portion of the SPA.
- Require an Environmental Impact Report (EIR) to be completed as part of the specific plan amendment process.

No change in zoning designation is required to conform to the above revisions, since the current "SP" zoning establishes allowable uses, design standards, and other requirements through a specific plan. The existing Quail Hills Specific Plan will be entirely replaced by the proposed Escondido Research and Technology Center Specific Plan. This new Specific Plan is in conformance with the above revisions.

The Escondido Research and Technology Center Specific Plan does not significantly depart from the general purpose of the Quail Hills Specific Plan in providing for industrial development within the SPA. The Escondido Research and Technology Center Specific Plan presents a revised concept site plan with ten sub-areas ("Planning Areas"). Industrial uses are designated for eight of these Planning Areas, and residential use is designated for two Planning Areas in a southwestern portion of the SPA. In Planning Area 1, located in a northeastern portion of the SPA, light industrial uses and a nominal 500 MW power plant are designated as allowable uses.

The Escondido Research and Technology Center Specific Plan contains detailed provisions concerning land use policies, objectives, and standards for the SPA. It includes site development, design, architectural, and landscape standards, and it sets forth allowable uses for each planning area. The Specific Plan will be implemented through Tentative Subdivision Map applications and subsequent individual development applications, which will be reviewed by the City to determine consistency with the Specific Plan. With the adoption of these changes to the General Plan and Specific Plan, the Palomar project and the overall ERTC industrial park project will be fully consistent with City of Escondido land use regulations.

In summary, the Palomar project is consistent with long standing City of Escondido land use goals and policies. It will be developed in a manner that is supportive of the City's economic

and environmental goals, and sensitive to noise, aesthetic, and traffic concerns. With the adoption of specific revisions to the General Plan and the applicable Specific Plan, it will be fully compatible with the City's land use regulations.

5.7.3 Mitigation Measures

The land use impact analysis assumes implementation of Applicant-proposed mitigation measures where needed to reduce significant impacts with respect to air quality, water resources, noise, visual resources, and traffic and transportation (see Sections 5.2, 5.3, 5.9, 5.10, and 5.11, respectively). Modifications to the City of Escondido's General Plan and adoption of the Escondido Research and Technology Center Specific Plan will resolve inconsistencies with current City land use policies and plans.

5.7.4 Significant Unavoidable Adverse Impacts

With amendments to the City of Escondido's General Plan and adoption of the Escondido Research and Technology Center Specific Plan, there will be no significant unavoidable adverse land use impacts.

5.7.5 Cumulative Impacts

The projects included in the cumulative assessment are two small (<50 MW) electrical generating plants near the Palomar site, and the overall industrial park within which the power plant would be located. The two small power plant projects are expected to be in operation in 2001, well before the Palomar project begins construction.

The cumulative effect of the industrial park and the various power plant projects would be to advance the establishment of industrial land uses in a largely undeveloped portion of southwestern Escondido. However, this is consistent with the local land use policies embodied in the City of Escondido General Plan, the current Quail Hills Specific Plan, and the replacement Escondido Research and Technology Center Specific Plan. City land use policies envision the development of urbanized industrial land uses in this area of the community.

5.7.6 LORS Compliance

Design, construction and operation of the Palomar Energy Project, including associated linear facilities, will be conducted in accordance with all LORS pertinent to land uses. The applicable LORS are discussed in Section 6.4.7. As discussed above, changes are under development to City of Escondido land use policies that would achieve project conformance with City land use requirements.

5.7.7 Involved Agencies and Agency Contacts

Agencies and contacts relevant to Palomar Energy Project land use issues are identified in Table 5.7-3.

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Table 5.7-3 Involved Agencies and Agency Contacts

Agency	Contact/Telephone	Permits/Reason for Involvement
City of Escondido Field Engineering Department City Hall, 201 North Broadway Escondido, CA 92025	Dan Higbee (760) 839-4464	Encroachment permits for construction of water supply, wastewater, and natural gas pipelines
City of Escondido Planning Department City Hall, 201 North Broadway, Escondido, CA 92025	Jonathan Brindle (760) 839-4543	General Plan Amendment Specific Plan Amendment Zoning Code modification Conditional Use Permit.

5.7.8 Permits Required and Permit Schedule

Agency-required permits and permit schedule related to land use are summarized in Table 5.7-4.

Table 5.7-4 Permits Required and Permit Schedule

Permit/Approval Required	Schedule
City Encroachment Permits for Water Supply Pipelines and for Natural Gas Pipeline Upgrade	Two to four weeks for processing and approval.

5.7.9 References

- Brindle, J. June 7 and June 20, 2001. Personal Communication (discussions with J. Fickerson and A. Bachrach). City of Escondido, Assistant Planning Director.
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- City of Escondido. 1990. City of Escondido General Plan. Adopted by the Escondido City Council, June 6, 1990.
- City of Escondido. 1994. City of Escondido Zoning Code, Article 26, Industrial Zones. City Ordinance 94-37. Adopted November 9, 1994.
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- Martin, J. July 27, 2001. Personal Communication (discussion with J. Fickerson). City of Escondido. Senior Planner.

Planning Systems. 2001. Escondido Research and Technology Center Specific Plan, July 26, 2001.